

**TOWN OF BOLTON
PLANNING BOARD
MINUTES
Thursday, February 25, 2010**

SEQR=State Environmental Quality Review
PB= (Town of Bolton) Planning Board
WCPB=Warren County Planning Board
APA=Adirondack Park Agency
LGPC= Lake George Park Commission
DEC= Department of Environmental Conservation

Present- Herb Koster, John Gaddy, Donald Roessler, Sandi Aldrich, Sue Wilson, Counsel Michael Muller, Zoning Administrator Pamela Kenyon

Absent-Henry Caldwell and Chauncey Mason

The meeting was called to order at 6:07pm.

Herb Koster asked if there were any changes or corrections to the January 21, 2010 minutes.

1) Sandi Aldrich, with regard to application SPR09-32, pg 5, 3rd paragraph, 7th line should read as follows: "He stated that it is overlooking exit 24 in a very well screened area with an average tree height of 65-70 feet."

Motion by Don Roessler to accept the minutes as corrected. **Seconded by** John Gaddy. **All in Favor. Motion Carried.**

- 1) **V09-49 GREEN ISLAND LG LLC (LORENCE & LINDA QUEEN).** Represented by Chris Gabriels. IN accordance with Section 200-93A (other regulations applicable to Planned Unit Developments), seeks area variance to convert an "L" shaped dock into a "T" shaped dock. Section 171.12, Block 1, Lot 1 Zone PUD. Property Location: 35 North Island Drive. Subject to WCPB, PB, TB and APA review. The WCPB determined no County impact.

Chris Gabriels stated that this property is located on the north end of Green Island. It is a simple alteration to a pre-existing dock. They have already received APA and LGPC approvals. He stated that the only reason that it is before the Board is because originally this property was part of the Sagamore property and fell under the PUD arrangement.

John Gaddy asked if there would be any lighting. Chris Gabriels replied no.

RESOLUTION

Motion by Don Roessler to make a favorable recommendation to the TB for V09-49. **Seconded by** John Gaddy. **All in Favor. Motion Carried.**

- 2) **SPR10-01 HOFFMAN-SMITH, KEVIN & CAREN.** Represented by Chris Gabriels. Seek Type II Site Plan Review for a new land use within 250' of the Lake George shoreline. Specifically to reconfigure the existing dock/boathouse.

Section 156.12, Block 1, Lot 22, Zone RCM 1.3. Property Location: 11 Cherry Lane. Subject to WCPB review. Subject to SEQR.

Chris Gabriels stated that this is a modification to a pre-existing dock. He stated that it meets all of the Town's rules and regulations and currently has LGPC approval. One edge is close to the 20' setback. It meets the height regulations for a boathouse. The only other consideration is the walkway off the boathouse to the land. The area behind the boathouse is fairly steep slope. The applicants were trying not to have the walkway as long as it is and combine it with the stairs. However, in order to create a flat spot for the transition from the stairs to the walkway it would have been necessary for some heavy excavation, so they elected to go straight forward back to the bank.

Sandi Aldrich asked if it was just a u-shaped dock now. Chris Gabriels replied yes. Herb Koster asked if the applicants would need a variance. Chris Gabriels replied no there is enough shore frontage as measured, per the LGPC to be capable of having 2 docks, so as it is configured there is a t-shaped dock on the north and an L-shaped dock on the south. He stated that the shoreline is measured at 178.3' per the LGPC regulations.

RESOLUTION

Motion by Don Roessler to accept application SPR10-01 as complete, waive a public hearing, having met the criteria set forth in the code and grant final approval. This motion includes a SEQR analysis and findings of no negative environmental impacts with all aspects favorable to the application as presented. **Seconded by** Sandi Aldrich. **All in Favor. Motion Carried.**

- 3) **SPR09-02 RODEN, HILDA.** Represented by Andy Roden and Mark Bernstein. As a condition of approval set forth by the Planning Board on March 19, 2009, when approving SPR-9-02 for a group camp, seeks to review the project. Specifically the condition reads as follows: The applicant is to return in January 2010 for review. Section 185.19, Block 1, Lot 13, Zone RCL3. Property Location: Trout Lake Island.

Andy Roden stated that the camp went well. He stated that he was not made aware of any complaints from any neighbors. He stated that they kept a curfew of 10pm for the campers. The only noise was from the kids playing on the waterfront and a little around the fire in the early evening. Pam Kenyon stated that she did not receive any complaints either. Sue Wilson stated that she didn't hear anything. John Gaddy asked how often they used the site. Andy Roden replied that it is an 8 week program and the kids are out there 4-5 nights/week.

Herb Koster asked if they need to review this every year. Pam Kenyon replied that was the Board's decision to make. She stated that this is also going before the TB on Tuesday for review of the outhouse, which they have not had any issues with. John Gaddy stated that was his main concern. Andy Roden stated that the outhouse worked very well. There was no odor and the solids broke down as expected.

Counsel Muller stated that they could have a resolution in which they state that there has been no changes or adverse reports and that this is a satisfactory site plan. Herb Koster asked if they receive any negative complaints could they call for review again. Counsel Muller replied that it would come through enforcement rather than a Board process. Herb Koster stated that he does not see any reason for them to come back. Sue Wilson and Don Roessler agreed. Don Roessler added that he would like to see the 10pm curfew remain in effect. Andy Roden stated that would not be an issue.

RESOLUTION

Motion by Sue Wilson that the Board finds no reason for the applicant to return and application SPR09-02 is approved as presented with the following condition:1) that the 10:00pm curfew remain in effect while the campers are using the island. **Seconded by** Don Roessler. **All in Favor. Motion Carried.**